

City of Alexandria, Virginia

Real Estate Assessments

CY 2002 REAL ESTATE ASSESSMENT INFORMATION

Calendar year (CY) 2002 Notices of Assessment were mailed to real property owners Friday, February 15. The information below provides a preliminary, general look at the 2002 real property assessments, and addresses the average assessed value of the different categories of real property, the percentage change in assessments between 2001 and 2002 for properties in these different categories, and the assessed value of new construction in the City by property category.

Overall Change in Real Property Tax Base

For CY 2002, the overall assessed value of real property (including both locally-assessed real property and state-assessed public service corporation properties) increased 11.21 percent, or \$1.64 billion, from \$14.63 billion, in 2001 to \$16.27 billion in 2002. Over 19% of this increase, or \$315.3 million, is the result of new construction. This overall increase reflects the health of the Alexandria economy, and the continued demand for both rental and owner-occupied housing in the City and other urban jurisdictions close to the District of Columbia.

Of this \$1.64 billion increase in the overall real property base, \$1.32 billion, or 80.5%, is attributable to the appreciation of existing, and the construction of new, residential property (which consists of single family homes, and condominiums); \$320.7 million, or 19.5%, is attributable to the appreciation of existing, and the construction of new, commercial (which includes apartments) and public service corporation (PSC) property.

Changes in the Residential Real Property Tax Base

Overall, the value of the City's residential real property tax base increased 17.42%, or \$1.32 billion, from \$7.57 billion in 2001 to \$8.89 billion in 2002. Of this \$1.32 billion increase, \$1.214 billion, or 92%, stems from the appreciation of existing residential property; \$105.5 million, or 8% , stems from new residential construction that occurred during 2001. The residential real property tax base represents 54.7% of the total 2002 real property tax base.

The average assessed value of an existing residential home in the City increased 15.33%, or \$33,040, from \$215,523 in 2001 to \$248,563 in 2002.

- Existing Single Family Homes. The average assessed value of an existing single family home increased 14.78%, or \$42,926, from \$290,436 in 2001 to \$333,362 in 2002.
- Existing Residential Condominiums. The average assessed value of an existing residential condominium increased 17.22%, or \$19,927, from \$115,721 in 2001 to \$135,648 in 2002.

New single family home construction totaled \$56.1 million, and new residential condominium construction totaled \$49.4 million, for a total of \$105.5 million in new residential construction.

Changes in Commercial and Public Service Corporation Real Property Tax Base

Overall, the value of the City's commercial and Public Service Corporation (PSC) real property tax base increased 4.54%, or \$320.7 million, from \$7.058 billion in 2001 to \$7.379 billion in 2002. Of this \$320.7 million increase, \$110.9 million, or 34.6%, stems from the appreciation of existing commercial property (including vacant land); and \$209.8 million, or 65.4%, stems from the construction of new commercial property. The commercial and PSC real property tax base represents 45.3% of the total 2002 real property tax base.

The average assessed value for existing locally assessed commercial property increased 3.55%, from \$1,751,621 in 2001 to \$1,813,804 in 2002.

- The average assessed value of an existing multi-family rental property increased at a rate of 11.25 %.
- The average assessed value of an existing office, retail, and service property increased at a rate of 1.58%. General commercial, office properties, and warehouses increased about 3%, but were offset by reductions in assessed values for shopping centers (declining an average of 1.19%) and hotels (declining an average of 10.64%).
- The average assessed value of parcels of vacant land declined 6.62% as a result of the assessment review and appeal process during CY 2001.

New commercial construction includes \$73.2 million in new office, retail and service construction, \$102.2 million in multi-family rental apartment construction, and \$34.4 million in site improvements and infrastructure construction at several commercial sites, for a total of \$209.8 million in new commercial construction.

*(Source: City of Alexandria website,
<http://ci.alexandria.va.us/city/realestate/realprop.html>)*